

U. S. Department of Transportation John A. Volpe
Research and Special Programs Administration National Transportation Systems Center

Kendall Square Cambridge, MA 02142

ENVIRONMENTAL ENGINEERING DIVISION

LETTER OF TRANSMITTAL DATE: JOB NO: ATTENTION: FROM: Volpe Center Kendall Square Cambridge, MA 02142-1093 Telephone No. 617 494 2579 the following items WE ARE SENDING YOU: Attached Under separate cover via Specifications Samples Plans Prints Shop drawings 1 Kepor Change order Copy of letter DESCRIPTION **COPIES** DATE NO. Appraisal Report 10/200 THESE ARE TRANSMITTED as checked below: Discuss with me Approved as submitted For approval For review and com Approved as noted For your use Other Returned for corrections As requested REMARKS: .

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SIGNED:

STEVENS & CO.

A REAL ESTATE APPRAISING & CONSULTING GROUP

October 17, 2000

Mr. John McGuiggin US DOT/RSPA/VOLPE Center 55 Broadway, DTS-33 Cambridge, MA 02142

RE: Raintree Nursery
Libby, Montana
Appraisal of Personal Property
Appraisal of Real Estate

Dear Mr. McGuiggin:

During the review process of the real property appraisal report on the Raintree Nursery property, Libby, Montana, a duplication of efforts was discovered.

This duplication of efforts was performed by both Mr. Barrie and Mr. Crookshanks, and regards the values for the landscaping/nursery stock. This was not addressed during the review process of the Barrie report since it was beyond the scope of the review.

Mr. Barrie included a figure of \$32,650 for the landscaping/nursery stock. These items were also included within the value indication of the Crookshanks appraisal of all of the inventory, FF&E, and nursery stock/landscaping items.

When computing compensation for the total loss, this duplication should be considered.

Sincerely,

Thomas G. Stevens, MAI, SRA MT General Certification #151

TGS/vgb

A TECHNICAL REVIEW
OF A FULLY DOCUMENTED
APPRAISAL REPORT
OF
RAINTREE NURSERY PROPERTY
5000 HIGHWAY 37
LIBBY, MONTANA